

**AVISON  
YOUNG**

ON BEHALF  
OF ADMINISTRATORS

**SELF-CONTAINED  
GROUND FLOOR OFFICE**

**FOR SALE**

**UNIT 5/6, 5 BLANTYRE STREET,  
MANCHESTER, M15 4JJ**

**8,460 SQ FT**







# SPECIFICATION

The property offers a fantastic opportunity to occupy versatile self-contained offices in Castlefield to the fringe of Manchester City Centre benefitting from the following specification:

- 8,460 sq ft
- Raised floors
- Carpets
- Fitted out meeting rooms
- Suspended ceilings
- Fluorescent lighting
- Air conditioning throughout
- 11 car parking spaces





# LOCATION

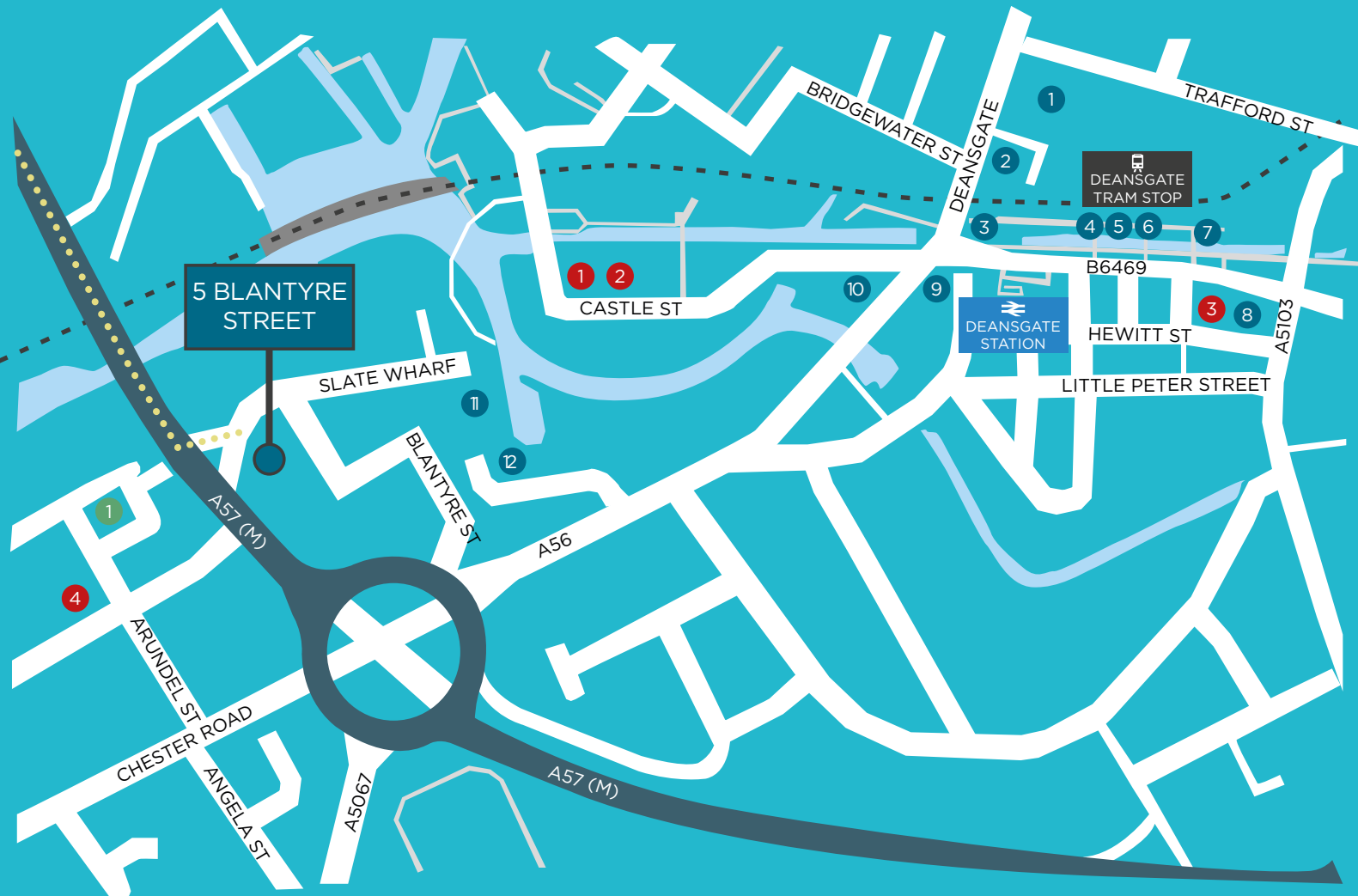
[CLICK HERE FOR MAP](#)

The building is accessed on Blantyre Street, off the A57. Access is available via three means, two separate entrances from Blantyre Street and one from the internal courtyard.

The main entrance is from Blantyre Street via a glazed entrance set in a metal frame. The accommodation incorporates a mixture of

open plan and partitioned office accommodation.

The number of parking spaces available totals 11 (7 of which are in the secure basement underneath the unit whilst the other 4 are above ground spaces located between Citygate blocks 1 & 2).



## PUBS/BARS

- 1 Cloud 23
- 2 Deansgate Tavern
- 3 Lock 91
- 4 Ark
- 5 Lola Lo
- 6 Revolution
- 7 Sugar Buddha
- 8 City Road Inn
- 9 Atlas Bar
- 10 The Knott
- 11 The Wharf
- 12 Bar Eight

## CAFÉS/RESTAURANTS

- 1 Albert's Shed
- 2 Dukes 92
- 3 Mancoco
- 4 Banyan Tree

## GYM

- 1 Train CrossFit Gym

# TRAVEL TIMES

[BACK TO LOCATION](#)

## WALKING

Dukes 92 /Albert's Shed	5 mins
Deansgate Train Station	10 mins
Deansgate Locks	10 mins
Deansgate Tram Stop	10 mins
Oxford Road Train Station	17 mins
Piccadilly Train Station	28 mins

## DRIVING

M602	3 mins
M60	12 mins

**SAT NAV: M15 4JJ**





SPECIFICATION

LOCATION

FLOOR PLAN

GALLERY

CONTACT







### TERMS

The property is available with vacant possession by way of a subunderlease for a period of 150 years minus 12 days, granted on the 22nd December 2000. There are approximately 133 years remaining.

### CURRENT RENTAL PA

The assignee is to pay £150.00 pa, paid annually on the 1st January each year.

### CURRENT SERVICE CHARGE PA

The Service Charge for 2019 is calculated at £2,894.23 per quarter.

### PRICE

Offers are invited in the region of £1,000,000 (One Million Pounds).

There is an opportunity to purchase office furniture, which would be subject to separate negotiations.

### EPC

The property has an EPC rating of D (93). A copy of the EPC and Recommendation Report is available upon request.

# CONTACT

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MARKETING